

**NOTE: Agenda and Reports may be amended as necessary or as required.  
Applicants, PLEASE REVIEW YOUR PROPOSAL for accuracy.**

Board Members

<b>Alf</b>	<b>Beckman</b>	<b>Bloch</b>	<b>Brown</b>	<b>Essman</b>	<b>Fairbanks</b>
				Weigel	Jacobs
<b>Fiehrer</b>	<b>Graham</b>	<b>Palechek</b>	<b>Ripperger</b>	<b>Whalen</b>	
Demmel	O'Neill		Brown	O'Neill	

**I. Roll Call:**

**II. Swearing in of Those Providing Testimony to the Board:**

Kathy Dudley, Assistant Law Director

**III. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:**

A. April 19, 2016

**IV. Properties Seeking COA - Old Business - None**

**V. Properties Seeking COA - New Business**

1. 22 Elvin Avenue (*State Inventory*) – Painting

**VI. Miscellaneous/Discussion/On the Radar**

- **Property Inquiries:**

- 835 Campbell Avenue (*Dayton-Campbell*) – Like-for-Like COA for Replacing porch column
- 1024 Campbell Avenue (*Dayton Campbell*) – Like-for-Like COA for Replace rotted door frame
- 35 North D Street (*Rossville*) – Like-for-Like COA for Roofing
- 318 South D Street (*Rossville*) – Like-for-Like COA for Painting
- 446 Franklin Street (*Rossville*) – Like-for-Like COA for Roofing and Painting
- 449 North Third Street (*German Village*) – Like-for-Like COA for Roofing
- 22 Elvin Avenue (*State Historic*) – Like-for-Like COA for Painting Trim, Accent

**VII. Adjourn**

**VIII. Guests:**



AGENDA  
Architectural Design Review Board  
Tuesday, July 05, 2016

TABLE OF CONTENTS

**Subject: AGENDA ITEM # 1**

<b>22 Elvin Avenue – Painting</b> .....	3
<b>Introduction:</b> .....	5
<b>Background:</b> .....	5
<b>PROPOSAL</b> .....	6





**To:** Architectural Design Review Board  
**From:** Ed Wilson, ADRB  
**Subject:** **AGENDA ITEM # 1**

**22 Elvin Avenue – Painting**

Roy Breehne Jr., Applicant

Meeting Date: **7/5/2016**

Received Application: **6/21/2016**

**Impacts:** State Historic Inventory

---

Dear Board Members:

**Synopsis**

A Certificate of Appropriateness application has been submitted for 22 Elvin Avenue needing Architectural Design Review Board examination and approval.

COA Application includes the following proposal items and **only these items**:

NOTE: The Applicant's Proposed Paints must be deliberated and voted on first.

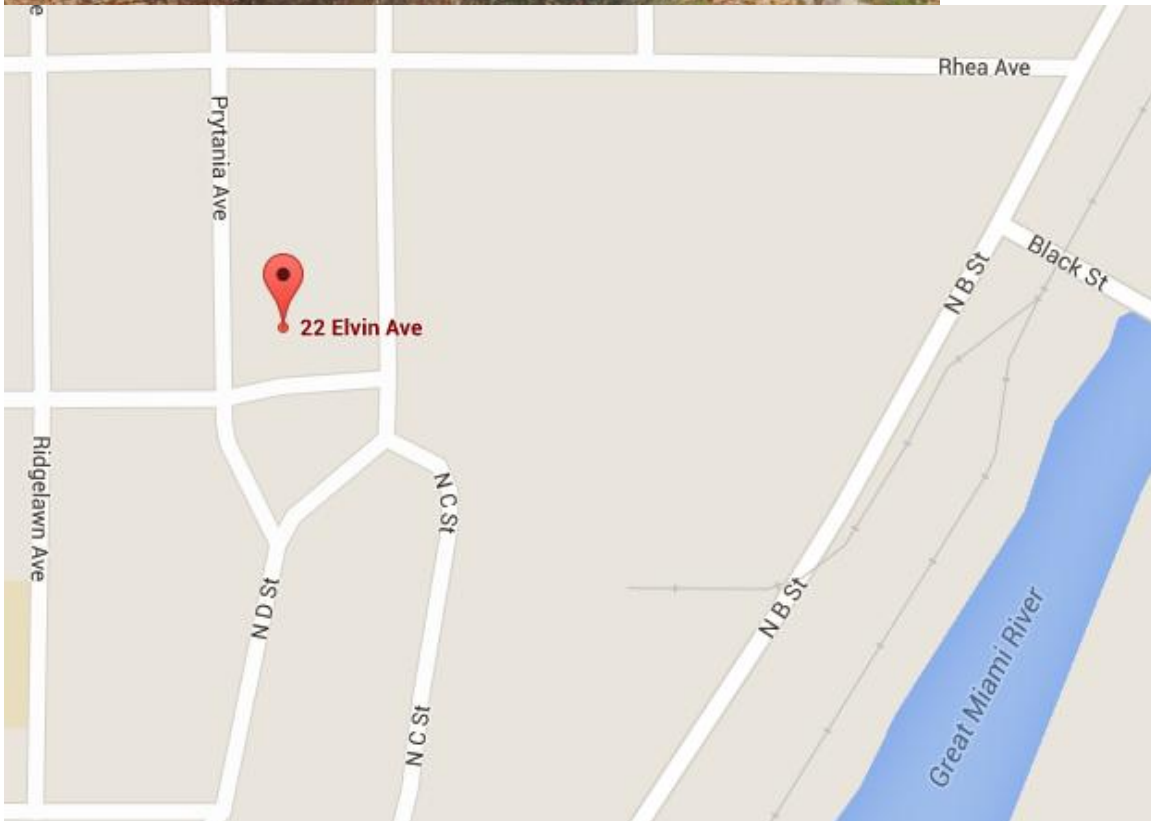
<b>Proposed Items Needing ADRB COA Approval</b>	<b>Reason</b>
Painting Body as Green Tea Leaf	Change of Exterior Appearance
<i>Existing: Body as White</i>	

The Applicant also proposes trim and accent items of the structure painted as like-for-like. This will be addressed by Staff with the issuance of a Like-for-Like COA.

Summarily, only the Applicant's proposed paint for the Body of the house is a different color from the existing.



## 22 Elvin Avenue Painting



## **Introduction:**

The Applicant, Roy Breehne Jr., has submitted a Certificate of Appropriateness Application for the property of 22 Elvin Avenue. The proposal involves painting of the house.

The subject property of 22 Elvin Avenue is part of the State Historic Inventory and is Zoned “R-2”, Single Family Residential District.

## **Background:**

The Applicant submitted a COA Application in response to the Community Development Department, Planning Division’s informational letter mail out from Early 2016. Mr. Breehne submitted the COA Application and held a discussion with Staff regarding the application and ADRB review process.

Additionally, the Applicant’s paint proposal consists of only one visible change, switching the body of the structure to Green Tea Leaf. Mr. Breehne noted that the change of the house’s color was a preferential item, and that it would help subtly emphasize other architectural features of the structure.

The Applicant will not be present for the ADRB meeting due to a prior engagement.

## **Supplemental Items**

### **Implications for ADRB Policies & Guidelines; and Other Requirements**

The proposal of Painting relates to the Policies & Guidelines topic of the aforementioned. Summarily, the ADRB Policies & Guidelines on painting is that the board could consider the publications of A Century of Color, Victorian Exterior Decoration, The Old House Journal, or Preservation Brief #10.

Alternatively, the board could consider the structure itself as a visible article, compared the proposed paint colors.

Note that the ADRB Policies & Guidelines are guidelines that could be used for direction and not strictly heeded for decision making.



## **State of Ohio Historic Designation**

This property of 22 Elvin Avenue is part of the State of Ohio Historic Inventory, referenced as BUT-459-9. Please note that despite the designation, immediate review jurisdiction falls with the local Architectural Design Review Board. This information is included to further enhance this report and for the board members to consider regarding deliberation of the property and proposal.

## **PROPOSAL**

### Painting

- Body of the House as “Green Tea Leaves” (5004-1C, Sherwin Williams Ovation paint)
  - Visibly appears within the realm of mute green.
- All other painting is like-for-like and will be addressed by Staff with appropriate like-for-like COAs

### **Attachments:**

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Paint Swatch of Proposed
3. EXHIBIT C: Applicant Diagram of Paint Proposal
4. EXHIBIT D: COA Application
5. EXHIBIT E: State of Ohio Inventory Record





**EXHIBIT A: Images of the Property**



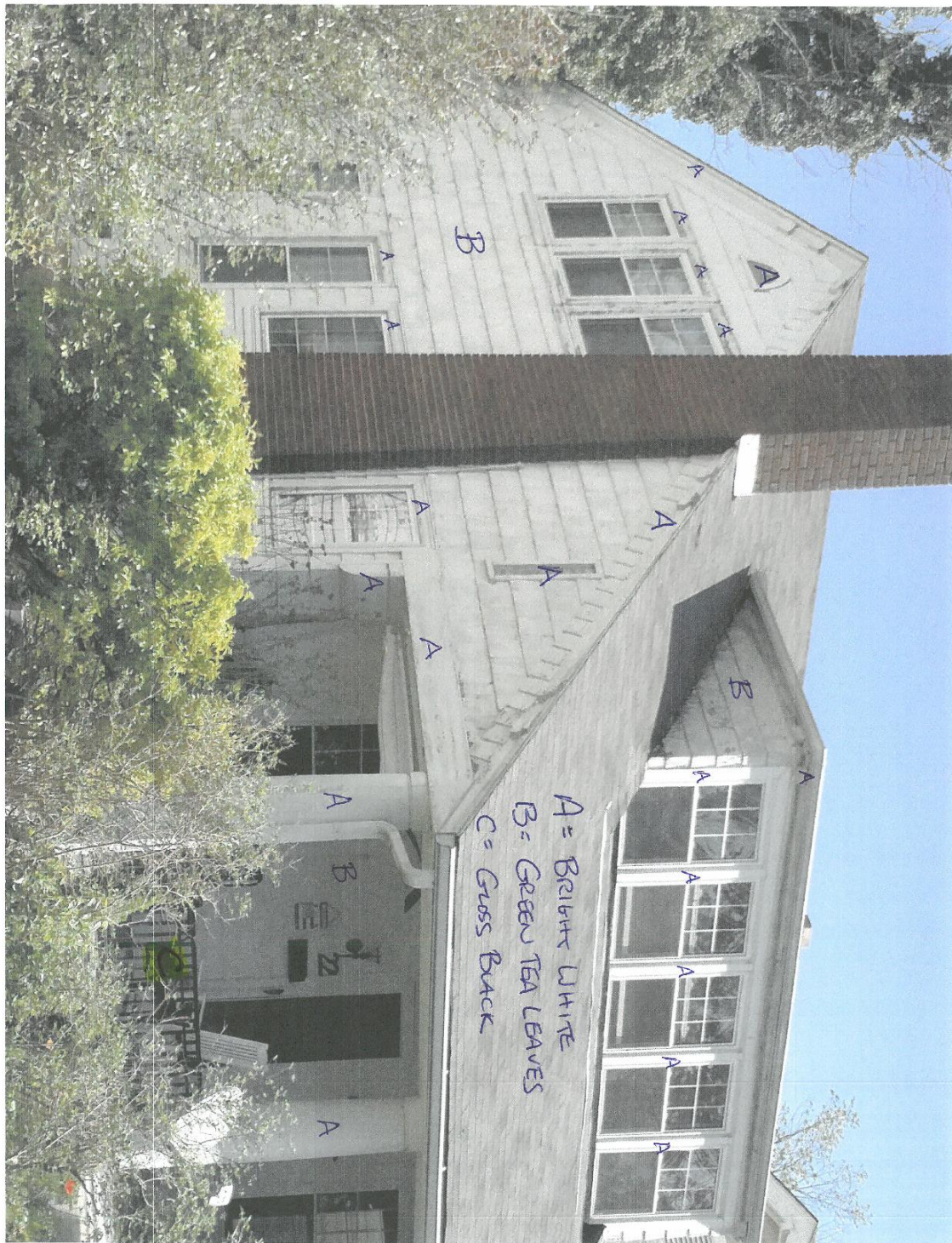


**EXHIBIT B: Paint Swatch of Proposed**

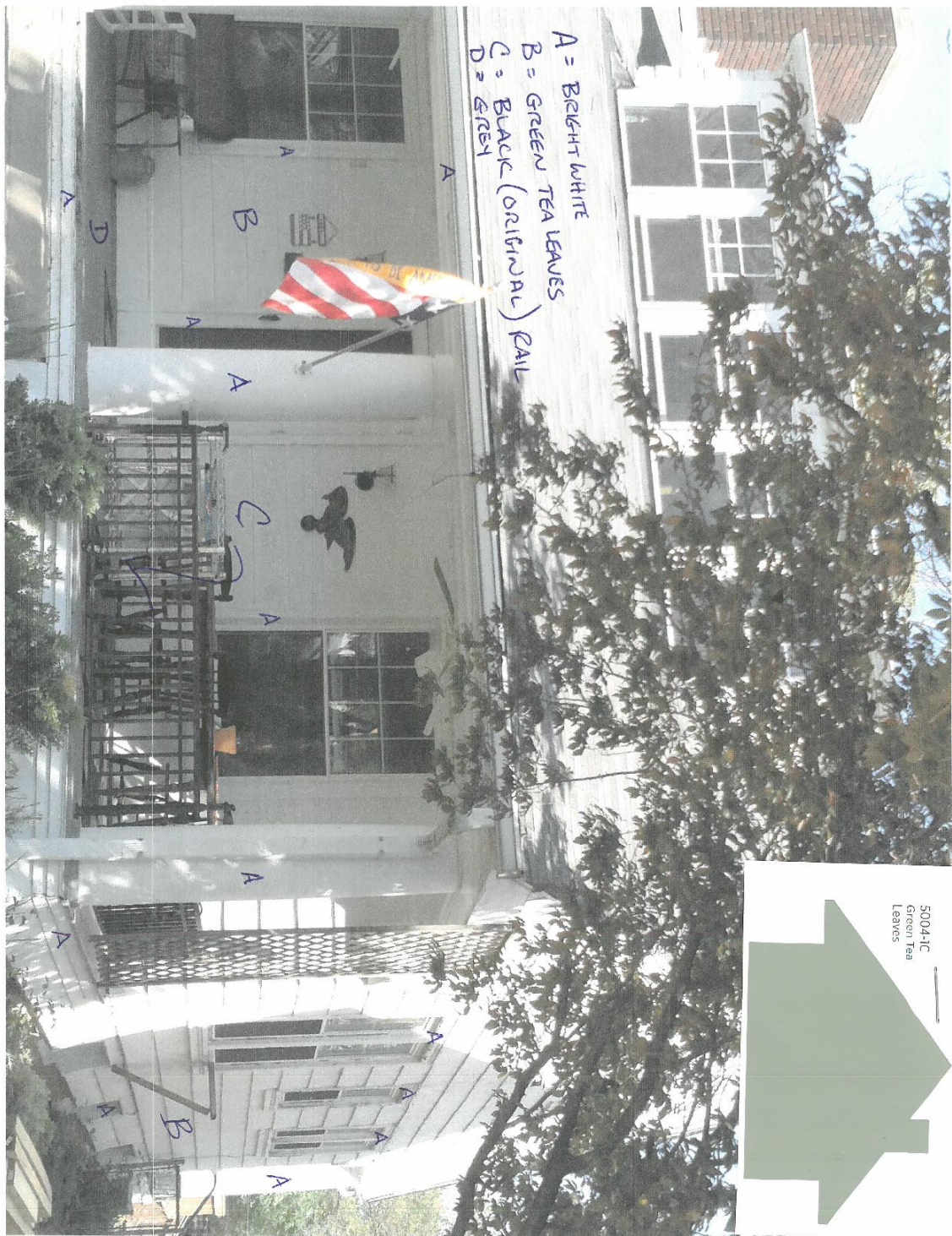




## EXHIBIT C: Applicant Diagram of Paint Proposal







5004-1C  
Green Tea  
Leaves



## EXHIBIT D: COA Application



Community Development  
345 High Street, Suite 370  
Hamilton, Ohio 45011

### Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7349

Email: hamiltonhistoric@ci.hamilton.oh.us

### APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Exterior changes made to buildings, outbuildings, landscapes, or other exterior features located within one of the City of Hamilton's Historic Areas or properties individually listed by Ordinance shall not be permitted unless and until the Architectural Design Review Board issues a Certificate of Appropriateness for the action. The ADRB will review the plans, monitor the work and administer the Architectural Conservation/Historic District section (Section 1126.00) of the Hamilton City Zoning Ordinance.

#### **APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.**

Please see Page 4 for the Meeting Dates and Application Deadlines.

**A nonrefundable twenty-five dollar (\$25.00) fee for Residential property or fifty dollar (\$50.00) fee for Commercial property is due when a Certificate of Appropriateness application is submitted.**

Property Address: 22 ELVIN AVE, HAMILTON, OHIO 45013  
Applicant Name: ROY BREEHNE JR.  
Applicant Mailing Address: 22 ELVIN AVE, HAMILTON OHIO 45013  
Owner/s Name: ROY BREEHNE JR.  
Owner Mailing Address: 22 ELVIN AVE.  
Daytime Contact Phone: 513-277-1604 Email: RBJ1953@AOL.COM  
Contractor Phone: N/A Email: \_\_\_\_\_

Is this work part of another City of Hamilton function?

☐ Health Department ☐ Building Permit ☐ NDD Work ☐ Public Works ☐ Other: \_\_\_\_\_

### DESCRIPTION OF WORK TO BE PERFORMED

Please **specify** the exact location on the structure, the nature of the work, the materials to be used, and the existing historic features to be repaired or replaced. Landscape, fence, and out buildings, etc., should include a sketch of the property showing the proposed location. In order to make an appropriate, fair and timely decision the ADRB may request additional detailed information. This may include plans, sketches, photographs, and information about the materials to be used, including brochures, catalog information, and paint chips.

**Please provide as much detail as possible to expedite the review process.**

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)

SCRAPE LOOSE PAINT FROM EXTERIOR. APPLY NEW EXTERIOR  
SEMI-GLOSS PAINT - GREEN TEA LEAF WITH WHITE TREM  
COLUMNS. FRONT PORCH ORIGINAL METAL RAIL - RUSTLED. HIGH BACK  
BLACK. PORCH FLOOR - GREY

**Any proposal CAN AND WILL be refused if proper evidence is lacking or deemed insufficient by Staff or the ADRB.**

Applicant Signature: Roy Breehne Jr. Date: 6-27-2016  
See Next Page

Page 1 of 4





**CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION**

☒ Paint

☐ Sample Provided

Appearance of Color: GREEN TEA LEAVES (MAIN) BRIGHT WHITE (TRIMS)

Color Name & Manufacturer: SHERWIN WILLIAMS OVATION

Location (body, window trim, specific trim, accent): DOORS, WINDOWS, COLUMNS, PORCH CEILING  
SIDE VENTS - ALL BRIGHT WHITE  
FRONT PORCH RAIL - BLACK (ORIGINAL)

☐ Siding

☐ Sample Provided

Existing Siding (style, material, color, location): \_\_\_\_\_

Proposed Siding (style, material, color, location): \_\_\_\_\_

Manufacturer: \_\_\_\_\_ Proposed Size: \_\_\_\_\_

**NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.**

☐ Roof

\*Please note, Roofing requires a building permit\*

Existing Roof (material, style, color): \_\_\_\_\_

Proposed Roof (material, style, color): \_\_\_\_\_

Manufacturer: \_\_\_\_\_ Location: \_\_\_\_\_

☐ Windows / Door

Existing Windows/Door (style, material, size, color, location): \_\_\_\_\_

Proposed Windows/Door (style, material, size, color, location): \_\_\_\_\_

Manufacturer: \_\_\_\_\_ Type (if applicable): \_\_\_\_\_

**NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.**

☐ Fence

Existing Fence (type, material, color): \_\_\_\_\_

Proposed Fence (type, material, color, location, course): \_\_\_\_\_

☐ Gutters

Existing Gutter (material, style, location, color): \_\_\_\_\_

Proposed Gutter (material, style, location, color): \_\_\_\_\_

Manufacturer: \_\_\_\_\_

☐ Soffit

Existing Soffit (style, material, location, color): \_\_\_\_\_

Proposed Soffit (style, material, location, color): \_\_\_\_\_


Page 2 of 4



# EXHIBIT E: State of Ohio Historic Inventory Record

## OHIO HISTORIC INVENTORY

Ohio Historical Center  
Columbus, Ohio 43211

1. No. <u>BUT-459-9</u>		4. Present Name(s) <u>COBED</u>		1. No. <u>BUT-459-9</u>	2. County <u>Butler</u>
2. County <u>Butler</u>		5. Other Name(s) <u>Nannie and Laura Warrutch House</u>			
3. Location of Negatives <u>Hamilton Planning Dept.</u>		6. Specific Location <u>22 Elvin Ave.</u>		3. Present Name(s) <u>Nannie and Laura Warrutch House</u>	4. Present Name(s) <u>Nannie and Laura Warrutch House</u>
7. City or Town If Rural, Township & Vicinity <u>Hamilton</u>		16. Thematic Category <u>Commercial</u>			
8. Site Plan with North Arrow 		17. Date(s) or Period <u>c1915</u>		28. No. of Stories <u>1 1/2</u>	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>2</u> <u>3</u> <u>16</u> <u>70</u> <u>7</u> <u>6</u> <u>2</u> <u>1</u> <u>4</u> <u>3</u> <u>6</u> <u>1</u> <u>4</u> <u>8</u> <u>1</u> <u>0</u>		18. Style or Design <u>Bungalow</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		19. Architect or Engineer		30. Foundation Material <u>Concrete</u>	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20. Contractor or Builder		31. Wall Construction <u>Frame</u>	
12. Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Residence</u>		32. Roof Type & Material <u>Gable/asphalt shingle</u>	
13. Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use <u>Residence</u>		33. No. of Bays Front <u>3</u> Side <u>3</u>	
14. District Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		34. Wall Treatment <u>wood shingle</u>	
15. Name of Established District		24. Owner's Name & Address, if known		35. Plan Shape <u>Square</u>	
16. Further Description of Important Features <p>Full width porch with massive Doric columns. Long shed dormer with five casement windows. Side gable peaks display three casement windows and semi-circular vent above. First floor windows are 6/1 double hung sash.</p>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
17. History and Significance <p>The 1919-20 Directory lists Nannie and Laura Warrutch as residents. This is an example of 20th century, Bungalow style. Although the occupation of these is not known, it is assumed that they were probably involved in some commercial endeavor like many of their neighbors.</p>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>		37. Condition Interior _____ Exterior <u>Good</u>	
18. Description of Environment and Outbuildings <p>Located across the street from a park.</p>		27. Other Surveys in Which Included		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
19. Sources of Information <p>P.O. 1919-20 Williams City Directory</p>		28. Prepared by <u>J. Strasser</u>		39. Endangered? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		29. Organization <u>MPA</u>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		30. Date <u>10-83</u>		41. Distance from and Frontage on Road <u>18'x60'</u>	
		31. Revision Date(s)		32. Other Name(s) <u>Nannie and Laura Warrutch House</u>	

